



# Colony Woods News

June, 2006

*Tom Thornhill (888-8749)*

**President**

*Kevin Sanders (322-2244)*

**Vice-President**

*Jerry Magliano (541-8764)*

**Treasurer**

*Mary Baker (541-1706)*

**Secretary**

**Directors-at-Large**

*Kellie Dworkin (599-0544)*

*Ty Vanlandingham (816-797-7250)*

*Christine Benedict (492-9125)*

**Committees**

**Architectural -**

John Miller (894-5232)

Tim Devine (495-9546)

Bob Del Popolo (888-2617)

**Beautification-**

Linda Brisson (599-1658)

Marilyn Ewing (888-9816)

**Hospitality-**

Beth Thornhill (888-8749)

**Mailing List—**

Jennifer Marsh (888-3626)

**Newsletter—**

Dean Weishaar (894-0542)

**Pool-**

Patty Ballard (424-7631)

**Website-**

Tom Howe (888-5723)

## Letter to the Board

May 7, 2006

Dear Officers and Board Members:

This neighborhood is now over 30 years old. Yet it continues to thrive and to be a beautiful neighborhood. There are many reasons for this, but one reason is the consistent enforcement of the restrictions and covenants and the respect that those restrictions have been given by the vast majority of our residents. One explanation for the respect of those restrictions is the knowledge that they are enforceable and are enforced.

My biggest concern has nothing to do with the specific ongoing issue(s). It has to do with the enforcement of the covenant generally and what will happen if this Board takes the position that there should be no enforcement regarding the issues at hand. To the extent the restrictions are not enforced, they become less enforceable. Every issue that is not enforced chips away at the enforceability of the restrictions. Ultimately, the restrictions will have no force and effect and the architectural integrity of our neighborhood will be left to the individual whim of our residents. That is not what I bought into when I moved here and it is not what I want for our future. These restrictions are tied directly to the titles to our property and title to real property is one of the most basic concepts in the common law. It is something that is a very serious matter.

All one has to do is to go to Post Oak Farm to see what happens when restrictions are not enforced: inconsistent roofs and roof colors, differing qualities of vinyl siding, cracked and broken blacktop driveways, etc. That is what our future holds if we do not maintain and consistently enforce our Colony Woods restrictions.

One other potential significant issue that may arise, if enforcement action is not taken, could be from those residents who did follow the rules by requesting approval. In all cases that I know of, they were required to use the approved roofing materials that cost more than many other options on the market.

If inferior materials that are not consistent with the intent of the Association's policies, then you have no choice but to take remedial action. To do nothing or to take some minor action is ignoring the rights of the other 270 or so residents in our community. Your responsibility is to all the property owners.

In the instances under consideration, the property owners involved did not seek guidance or approval for the proposed "improvements" to their property. As hard as it is to say, they have no one to blame but themselves. The association regularly communicates its policies through the newsletter and its website. There are no excuses that I can think of for their ignorance of the title restrictions that they agreed to when they took title to their property. The other residents deserve the "edge" when you consider remedy. They should not be penalized because a few have disrespected their rights.

---

# Welcome New Neighbors

**Laura and Spencer Shaver** have recently moved to Colony Woods from Olathe. Laura is a massage therapist and personal trainer with a business called BodyTalkInc. Spencer is a fitness trainer and owns his own business called Human Performance Institute Inc. They would love to hear from anyone with interest in these areas. They do work out of their home. They enjoy the most spending time with their dogs Commando and Dakota and taking them to the dog park. Laura also enjoys golfing, hiking, diving, riding bikes, reading, and movies. Spencer enjoys weight lifting, running, cycling, fishing and pretty much anything that has to do with the outdoors.

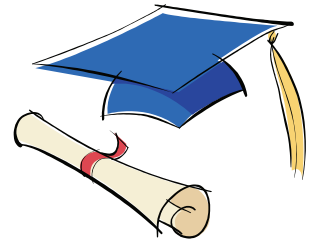
**Maggie Holt and Matt Bleckman** recently moved to Colony Woods from Overland Park and are going to be married Sept. 15<sup>th</sup>. Matt is a computer programmer at Garmin International. Maggie works at Johnson County Community College Intercultural Center. Matt enjoys cycling, home brewing wine and beer and gardening. Maggie enjoys gardening

We look forward to getting to know them this summer

## Congratulation CW Graduates

Brett Cantrell  
University of Kansas  
B.S. in Computer Science

Gabriel Krieschok  
University of Kansas  
B.A. in Anthropology and French



## Colony Woods Pool Report ----- New Pool Phone Number-----322-6043

### Clean Up Day

Saturday May 13, was pool clean up day at the Colony Woods Pool. The weather was a beautiful day for working. There was a very poor turn out for this event. I was rather surprised since most all of the neighbors in the community take advantage of the pool during the season. It is necessary for all to take part in events like this so that we can keep our neighborhood looking good. I do understand that summer is a busy time for families but, if you could volunteer just a few minutes of your time it makes it a lot easier on everyone. I would like to give a BIG thank you to Dianne Conway, Nicia Gdanski, James Gdanski, Lisa Gardner, Darrell Tierney, Frank Ballard, and Lindsay Ballard for all of their help. These people worked very hard and we were able to get a lot accomplished. Your help was greatly appreciated.

### Pool Rules

The pool rules have been posted in the bulletin board at the pool. You also got a copy when you picked up your pool tags. Please be sure to read these rules. They are set for the safety and good of all residents so that everyone can enjoy the pool.

**If you are still in need of pool tags you may pick them up at my house at 7904 Rosehill Road. Please call in advance 913-424-7631.**



---

*Just a reminder that the Colony Woods Garden Tour is Saturday,  
June 10<sup>th</sup> from 9 a.m. to 1 p.m.*

The gardens that are on the tour are:

**8101 Rosehill Road**

The garden is a combination of shrubs, perennials and annuals. There's a sun garden on the south side of the house that can be found if you walk along the sidewalk to the deck in back. There's a landscaped berm that was built about 15 years ago. This area has 3 Amur maples with shrubs and some daylilies for colors. On the north side of the yard is a small shade garden of hydrangea's and lily of the valley. The gardener here has strived for a natural look with gentle curves along the garden borders.

**8015 Westgate Drive**

This garden has a water feature surrounded by beautiful annuals, and a garden mural along with other various types of garden art, created by the gardener and various artistic friends.

**8244 Parkhill Circle**

**8113 Parkhill Circle**

This flower garden is encased in a mosaic stone walled enclosure with multiple built in planting beds and walkways to lend the feeling of garden nooks. The patio has tiered flower beds, a fountain, and various entertaining areas. The patio is surrounded by waterfalls, a bog plant section, 250 Koi fish and a diverse selection of water plants.

*Come and enjoy a wonderful summer day with your neighbors! Any questions, please call the Beautification co-chairs: Linda Brisson at 599-1658 or Marilyn Ewing at 888-9816.*

***\*\*Neighborhood Babysitters\*\****

Sami Brisson—Certified by Olathe Medical Center—599-1658

Kathryn Cooper—Certified by Olathe Medical Center—492-7358

Anna Ewing—Certified by Olathe Medical Center—888-9816

Chloe Weishaar—Certified by Johnson County MedAct-894-0542

Colby Weishaar—Certified by Johnson County MedAct—894-0542

Taylor Williams—Certified by Johnson County MedAct -438-1633

---

## Colony Woods Homeowners Association Board Meeting May 8, 2006

CW directory update forms are being returned. Plans are on track to provide an updated directory this summer. Various advertisement options are available (business card size ads cost around \$50). Anyone interested in advertising in the new directory please contact Brad Smith at 913.397.8800.

We're in need of pictures from the Easter Egg Hunt, other CW events, or any upcoming events for posting on the website. Please e-mail them to T. Howe at [TomHOWE@everestkc.net](mailto:TomHOWE@everestkc.net).

### Committee Reports

**Pool:** T. Vanlandingham reported on behalf of P. Ballard. Pool clean-up is still scheduled for May 13 at 10:00 a.m. – Noon (Rain Date, May 14 at 1:00 – 3:00). Opening Day is Saturday, May 27. P. Ballard is working with Clint at Kansas City Pool Care and Melissa at Mid America Restoration to discuss the problems with last season's tile patch work. It didn't hold up and needs repair. Also, P. Ballard is working with Clint to schedule a lifeguard meeting with those in charge of our pool this summer. No final date is set. P. Ballard and J. Cooper (last season's pool co-chair) are meeting to finalize the shopping list for pool clean up day. J. Cooper asked P. Ballard to purchase a couple of rolls of weed barrier so that some rock may be laid on the Rosehill side of the pool. A padlock has been purchased and installed on the trash structure gate. P. Ballard is attending a seminar on Cryptosporidium in swimming pools on May 16 by the Johnson County Environmental Department. There is no cost for this seminar.

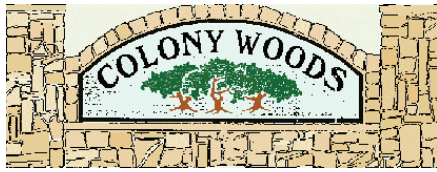
**Hospitality:** T. Thornhill reported on behalf B. Thornhill. Several new residents have been interviewed.

**Social:** K. Dworkin reported that plans are well underway for the CW Craft and Kid's Art Show at the CW pool parking lot on May 20 from 10:00 – 3:00. The CW Neighborhood Garage Sale is scheduled for June 8, 9 and 10.

**Beautification:** T. Vanlandingham reported on behalf of L. Brisson and M. Ewing. The Colony Woods Garden Tour is scheduled for Saturday, June 10th from 9 a.m. to 1 p.m. Five neighbors have volunteered their yards for our tour. They are: Carter, Dworkin, Wright, Coleman and Hopkin's. Signs will be posted by the pool telling 'tourists' where the homes are, and plan to have maps available. L. Brisson, M. Ewing and B. Webber met with Top Care last week to discuss some of our issues with their service. Due to the large amounts of rain, they are a bit behind on the mowing, but plan to be back on schedule promptly. Top Care will be weeding and edging all islands and the pool area. They have already begun in the pool area. Mowing boundaries were reviewed for a few areas - the entries and pool area are difficult to determine without a map, but they now are aware of those boundaries. The pool sprinkler system malfunctioned a few weeks ago, the system ran while it was turned 'off', but the representative from Top Care felt that possibly something was caught in the system (a rock perhaps) which would disrupt the sprinkler cycle. Top Care will fix the problem. Flowers and a small pine tree were planted along Parkhill.

**Architectural Review:** An attorney has been contacted to provide direction to the Board on two property owners (12641 W. 82<sup>nd</sup> Street and 12665 W. 82<sup>nd</sup> Terrace) who have installed unapproved materials on their home. The Board discussed and approved a special spring 2006 mailing to all residents reminding homeowners that any changes to the exterior of CW homes will need Architectural Review committee approval before construction or repairs are made. The Board also requested that a similar reminder be included with future annual dues notice mailings.

**Treasurers:** J. Magalino reported Top Care continued to invoice us even though they were pre-paid in late 2005. Top Care's computer system didn't recognize the \$1,320 credit. Top Care is manually reviewing the invoices. J. Magalino also distributed a copy of the 2006 budget showing any adjustments or expenditures that have been made year to date. Only five houses still owe annual dues (three of the five are currently up for sale).



PRSRT.STD  
U.S. Postage  
PAID  
PERMIT NO. 156  
SHAWNEE MISSION, KS

**Deliver to Current Resident or:**

We're on the Web  
[www.ourcolonywoods.com](http://www.ourcolonywoods.com)

## Calendar of Events

June 8, 9, 10 Garage Sale

June 10 Garden Tour

**Starting a house Project?**

Please make sure you contact  
Architectural Control  
before beginning